

TO: Ravalli County Commissioners
FROM: Kerstin Seifert
DATE: September 20, 2007
RE: Streamside Set-Back Regulations

Attached is a copy of a letter I received from Mr. Chris Daniel, inviting me to sign a protest letter to be delivered to your hearing today. Also attached is a copy of my response to Mr. Daniel, mailed to him today, indicating my support for set-back regulations.

RECEIVED

SEP 20 2007

Ravalli County Commissioners

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Dear Ravalli County Commissioners;

The proposed streamside setbacks are too extreme. I protest stream setback regulations which will make my property less valuable and take away our rights.

We want to know what the emergency is you stated in forming the Stream Setback Committee.

If you pass stream setback laws which devalue stream side property, we will look at applying for a property tax reduction.

Additional comments:

Mr. Daniel,

I am very much in favor of setback regulations, the more stringent, the better. We live in an area where thousands of federal and state dollars (your tax money and mine) have been spent to prevent erosion on a stream that threatened some homeowners' access roads and, potentially, structures. These expenditures would have been unnecessary if setback requirements had been in

Very truly yours,

Kristin Seibert
Name and property address

9-20-07
Date

effect when these properties were developed and sold. If you want to talk about "rights," I guess I would like to talk about my "right" to not have to pay a share of the cost of streambank remediation for individual property owners who make bad decisions and build in wetlands and/or too close to streams and rivers.

cc: Commissioners

**Your streamside property may be devalued by proposed
Ravalli County Set Back Regulations.**

Dear Streamside Property Owner,

Will your streamside property be devalued by the proposed new county regulations requiring 200 feet setbacks from rivers, 100 feet from year round creeks, 75 feet from creeks flowing part of the year and 50 feet from wetlands?

We are property owners who are concerned the proposed stream setback requirements will devalue our stream side property. We are stressing possible tax consequences of the proposed law. It is an issue that has not been adequately considered by the Commissioners. Hopefully it will give them pause if they hear from a lot of property owners that we would expect tax reductions commensurate with the land's devaluation and the Commissioners realize their new regulations may result in significantly less tax revenue for the County.

It is important for owners to attend the Commissioners' meetings on this issue. The proponents of these setbacks are filling the rooms. Let the property owner's voice be heard too!

There is a meeting on Thursday, September 20th at 1:30 p.m. in the Commissioners room to discuss the steps they will take moving forward. If you can't make the meeting and would like to receive updates regarding the proposed law and meeting dates and times please email us at alt2143@blackfoot.net.

We urge you to sign and return to us the enclosed letter for the County Commissioners protesting the proposed setback laws. Add your own comments to the enclosed letter and mail in the stamped envelope provided. We will make sure they are hand delivered to the County Commissioners.

Sincerely,



Chris Daniel

P. S. If you want to go to the Stream Setback Committee's web site you need to do the following:

- * Type in: <http://www.ravalliacounty.mt.gov/planning/streamsetbackcommittee.htm>
- * Scroll down page and click on floodplain
- * Click on: Link to Streamside Setback Committee
- * Scroll down page and click on either: Draft documents (Streamside interim draft); Agenda; or Meeting Minutes